

Lot Configuration and Setback Requirements in Sangamon County

There are basic requirements that must be met when a building is constructed or a lot created. These are reviewed when a building permit application is submitted to the Sangamon County Department or a request for a land division is submitted to the Planning Commission. In all zoning districts the following standards apply:

- The depth of a lot can be no more than 2.5 times the width of the lot for all lot less than 40 acres.
- In a required rear yard (the rear 15'-30'—See "Rear Yard Setback") an accessory building can be 3' from a side or rear property line.
- Only one principal structure is allowed on a lot.
- Corner lots require a minimum of half (1/2) of the required front setback.

<u>District</u>	<u>Minimum Lot Area</u>	<u>Minimum Lot Width</u>	<u>Front Yard</u>	<u>Side Yard</u>	<u>Rear Yard</u>
A Agricultural	40 acres**	150'	30'	2 side yards, each must be at least 10' wide	30'
R-1 Single Family	10,000 sq. ft. *	80' at the required front yard line	30'	2 side yards, each must be at least 10' wide	20'
R-2 Single and Two Family	8,000 sq. ft. per single-family unit; 12,000 sq. ft. per two-family unit *	80' at the required front yard line	25'	2 side yards with a total of at least 15'. Neither one may be less than 5' wide	20'
R-3 General District	8,000 sq. ft. per single-family units; 12,000 sq. ft. per two-family unit; 2,000 sq. ft. per multiple-family unit *	60' at the required front yard line	20'	Same as R-2	20'
RM-4 Manufactured Home	5,000 sq. ft. *	50' at the required front yard line	20'	Same as R-2	15'
O Office	Same as R-3 *	60' at the required front yard line	20'	Same as R-2	20'
B-1, B-2, B-3*** Business	Not less than 1,500 sq. ft. for each business establishment *	None	15'	None	20' in depth. May be reduced to 5 feet if off-street parking and loading facilities are provided and the building does not exceed 1 story
I-1, I-2*** Industrial	None *	None	20'	None except on a corner lot where a side yard adjoins a street, ½ of the required front yard shall be provided	5 feet if off-street parking and loading facilities are provided and the building does not exceed 1 story

*If public sewer is not available **Exception may be available ***Additional requirements

Zoning Department



SANGAMON COUNTY ZONING

200 S. Ninth Street, Room 213
Springfield, IL 62701

Phone 217-753-6760

E-mail: zoning@sangamonil.gov